



MEXICAN REBELS TO LAY DOWN ARMS

Understanding Reached Between
Diaz Government and Insur-
gents Headed by Madero.

RADICAL REFORMS PROMISED

Franchise To Be Made Free and
General Amnesty Granted—
De la Barra and Liman-
tour in New Cabinet.

[From a Special Correspondent of The Tribune.]
Mexico City, March 25.—Upon information received from official and authoritative sources to-night the Tribune correspondent is able to announce that an understanding has been reached between the government and the insurgents headed by Francisco I. Madero whereby the rebels will lay down their arms and subject themselves to federal authority.

It was with this end in view that the members of President Diaz's Cabinet gave in their resignations yesterday. The programme provided for a wholly new set of ministers, with the exception of José Yves Limantour, who retains the portfolio of Minister of Finance. The personnel of the cabinet will be announced on Monday.

Changes will be made in administrative processes, both national and state, to make them conform to far as possible to the spirit and the letter of the Constitution. Full freedom is to be granted in the exercise of the franchise, although it is probable that the election laws will be amended so as to bar illiterate voters.

General Bernardo Reyes, who has been absent in Europe for two years on a mission to study the military reserve systems of the Continent, has been ordered to return to Mexico immediately. He will be placed in command of the troops in the north who are in the field against the insurgents. General Reyes will not be a member of the Cabinet, but there is a strong probability that he will be a candidate for Vice-President, to succeed Ramon Corral, at a special general election to be called for that purpose. General Reyes's services as commander in chief of the troops will be utilized in subduing various scattered and independent insurgent groups who do not acknowledge the leadership of Madero, and who are not expected to accede to conditions which the Maderists say they are willing to accept.

Amnesty for Those Who Yield.

A general amnesty proclamation will be promulgated directly, under the terms of which all Mexicans who are in arms against the government will be held free from punishment and deprived of none of their civil rights on condition that they surrender immediately.

Besides Limantour, only one member of the new cabinet has been definitely selected. F. L. de la Barra, at present Mexican Ambassador at Washington, will take Enrique Cerezo's place as Minister of Foreign Relations. Another portfolio was offered to Cerezo by Diaz, but he has elected to retire permanently from the government service. He expresses the opinion that the national welfare would be best served at present if Diaz followed the trend of public sentiment, which seems to favor a nearly complete realignment in the composition of the Cabinet.

In announcing his positive determination to retire, Cerezo said to-night that there was no lessening of the close friendly personal relations which have existed between Diaz and himself for many years, and that he would hold himself in readiness at all times to aid the President in maintaining law and order.

Ramon Corral, who also served as Minister of the Interior in the Cabinet, has arranged to sail to Europe on April 12 from Vera Cruz. When Congress convenes on April 1 Corral will ask leave to absent himself from the country for six months for the purpose of proceeding to Europe to undergo treatment for a serious malady which has incapacitated him since last fall.

There is little doubt that Corral will shortly resign a Vice-President. Should he not, during his leave of absence and a vacancy in the Presidency take place in the interval from any cause, the Minister of Foreign Relations automatically becomes acting President until a President is chosen at a special general election. Thus Corral will be wholly eliminated as a future political factor.

So generally had the resignation of the ministers yesterday been expected that the publication of the news created little comment or excitement. There is much speculation as to the personnel of the new Cabinet. The belief is that the President will select younger men than the former ministers.

Diaz Seeks Country's Best Interests.

The effect of what The Tribune is able to announce to-night will be favorable and will almost surely meet with general satisfaction. The substantial elements of the population are anxious to have order and peace at almost any price. It seems logical to assume that the President will immensely strengthen his position and his hold on the people by demonstrating these changes, thus demonstrating his good faith and his desire, as he said this afternoon in conversation with the Tribune correspondent, to "do that which is best for the country, no matter what it costs."

By thus manifesting by his acts a disposition to comply with what has been represented to him as the consensus of public opinion, so far as it can be ascertained, he has gone far to refute the charges of indifference to the welfare of the nation which have recently been so freely made by spokesmen for the rebels. The city is quiet.

[By The Associated Press.]
Mexico City, March 25.—Five of the new members of President Diaz's Cabinet have been selected, and it is almost certain that José Yves Limantour will remain as Minister of Finance. Other selections besides that of Señor de la Barra as Minister of Foreign Relations are: Donato Solá, Judge of the Supreme

MORE THAN 140 DIE AS FLAMES SWEEP THROUGH THREE STORIES OF FACTORY BUILDING IN WASHINGTON PLACE

DIAGRAMMATIC SKETCH OF THE SURROUNDINGS OF YESTERDAY'S FIRE HORROR.
Bodies of some of the unfortunates who jumped from the windows, lying where they struck the pavement.



HUMAN BRIDGE BREAKS

Weight of Fugitives Crossing
Over Men's Bodies Too Great.

CENTRE MAN'S BACK BREAKS

The Other Two Men Lose Their
Grip on Window Sills and
All Fall to Death.

Pauline Grossman, eighteen years old, a tucker, who was injured by leaping from a window of the abate-factory as the fire was gaining headway on the eighth floor, said last night that three men were crossing the factory made a human bridge of their bodies and swung across a narrow alleyway to the building fronting in Greene street. According to the girl's story, a number of persons passed across the men's bodies and escaped from the burning building by entering a window of the building opposite.

The girl said that as the people crossing the human bridge crowded more and more over the men's bodies the weight upon the body of the centre man became too great, and his back broke.

She said he fell and crashed to the passageway below. The other two men, upon whose bodies persons were passing at the time, lost their hold upon the window sills to which they clung, and fell. She also said that a number of persons who were crossing at the time fell with them.

The sight of the bodies hurtling through the air to the passageway below had sickened her, and she had swooned. When she regained consciousness she leaped from one of the windows.

She was one of the few to escape from the building alive, and suffered a lacerated knee, a sprained right ankle and probable internal injuries. She was attended at the scene of the disaster by Drs. Elmer, Cox and Reynolds, of Gouverneur Hospital.

KNOCKS OUT HEAD WAITER

Waldorf Attendant Lands on
Jaw of Man Above Him.

The usual decorum of the main dining room in the Waldorf was eclipsed for a few moments early last evening while Paul Pinedaud, one of the waiters, was engaged in knocking Louis Knutti, the head waiter, flat on the floor.

It is said the trouble began when Pinedaud refused to gratify the wishes of one of the diners, who asked for a menu card. The dinner complained and the head waiter demanded explanations from Pinedaud. The latter grew offensive and Knutti discharged him.

Pinedaud, instead of raising his voice, raised both fists and landed three blows in quick succession on Knutti's jaw. The head waiter went down like an ox. Pinedaud it out for the laundry room, where a locker contained his street clothes. J. R. Smith and A. E. Costigan, two house detectives, went after him. With his back up against his locker, Pinedaud kept both detectives at bay and landed a blow on Smith's jaw.

Patrolman Moore was called in and with the aid of the detectives placed Pinedaud under arrest.

BROADWAY BUILDING SOLD

Washington Life Structure
Bought for About \$4,500,000.

The Washington Life Building, an eighteen story office structure at Nos. 141 and 143 Broadway, and a three story marble building, No. 139, adjoining, occupied by the Liberty National Bank, were sold yesterday by the Pittsburg Life and Trust Company. The purchaser is a subsidiary company of the City Investing Company. The price given was not stated, but it is understood to have been about \$4,500,000.

The property was sold free and clear, except for debts to various tenants, including the Liberty National Bank lease.

TELLS STORY OF FIRE

Samuel Lavine, on Hospital Cot,
Describes Horror.

SLID DOWN ELEVATOR ROPE

Several Girls Who Leaped Into
Shaft After Him Met Instant Death.

One of the least badly injured by the fire was Samuel Lavine, who had a thrilling escape from death by sliding down the elevator cable from the ninth floor.

Lying on his cot in the New York Hospital, with his hands, which had been burned to the bone by the rapidity of his descent, wrapped in bandages, suffering agony from other severe burns and contusions of his body, Lavine gave the following account of his escape:

"I was at work on my machine on the ninth floor of the building," he said, "when I saw smoke coming through the cracks of the doors and almost instantly heard the cry of fire. I rushed toward the stairway, but volumes of smoke were pouring out of it and I turned to the elevators, but the doors were closed and I hammered on them in vain.

"The hundreds of girls and women in the room were rushing around and screaming wildly, and many of them were jumping from the windows. The smoke was by this time so thick that we could breathe only with difficulty. I took a pail filled with water and poured it over myself and called to some of the girls to do the same.

"I then put the pail over my head, which made it easier for me to breathe, and then attacked one of the elevator doors and finally got it open. The elevator was down at the bottom of the shaft, and I felt that my only hope was to slide down the cable. I seized it, and had slid down a little way, when a girl jumped on my back and loosened my hold, so that I shot down to the bottom of the shaft at a terrific speed, and landed on my back on the top of the elevator.

"The girl who had jumped on me fell and was killed and several other girls who had also jumped down the shaft were dead on top of the elevator. Although I was badly shaken up and bruised I was able to make my way outside, where I collapsed and was taken to the hospital.

"I am married and live at No. 1982 Atlantic avenue, Brooklyn. This made the third fire that has broken out in the Triangle Shirtwaist Factory since I have been employed there, a matter of six years."

WALDO EXPECTS NEW LAW

Bill Concerning Fire Escapes
Now Before Legislature.

Boston, March 25.—Fire Commissioner Rhinelander Waldo of New York, who is in Boston to-night, said of the New York fire:

"Fire escapes are under the supervision of the Buildings Department. I have no criticism to offer as to the way they are taking care of fire escapes. There is now a bill before the Legislature which will go a long way toward remedying conditions in buildings now without fire escapes which should have them. I expect the regulation of fire escapes may soon be brought under the supervision of the Fire Department."



FIRE CHIEF CROKER.

CROKER SAYS LACK OF FIRE ESCAPES IS CAUSE

Fire Department Official Says
Building Is One of Seven
Thousand in Like Peril.

DISASTER EASY TO REPEAT

Former State Labor Official
Says Report Gave Warning
Against Just Such a Dis-
aster Weeks Ago.

"This calamity is just what I have been predicting. There were no outside fire escapes on this building. I have been advocating and agitating that fire escapes be put on buildings just such as this. This large loss of life is due to this neglect."

This statement gives Chief Croker's opinion of the causes of yesterday's catastrophe. Later, when asked if the building was fireproof, the chief replied: "Partly fireproof—so-called."

Chief Croker said that there was only one fire escape from the building, an old-time, perpendicular affair, he said, leading to the courtyard in the centre of the block of buildings, which would allow only one person's escape at a time. When he examined this escape, Fire Chief Croker said that he found on the upper floors that it had become very loose, and that it was a dangerous matter to attempt to escape by that route.

"A repetition of this disaster is likely to happen at any time in similar buildings," said Croker.

The staircases in the building, said Croker, were of the ordinary three-foot, six-inch wide type, but he said he believed that if escape had been sought by that route the death list would not have been so appalling.

The building had no sprinklers, said the chief, but was equipped with standpipes.

Fire Marshal Beers said he would conduct a rigid investigation to fix the responsibility. He said he would serve subpoenas on all the survivors to help his investigation.

Fire Commissioner Waldo being out of town, the fire was in charge of Deputy Commissioner Arthur J. O'Keefe, ordinarily in charge of Brooklyn and Queens, who is taking the Commissioner's place.

The building, it was said by an official of the department who stands very near to the Commissioner, but who refused to be quoted, was one of seven thousand others which had been recommended by the Fire Department for additional fire escapes.

"That building," said the official, "was one of seven thousand others which had been recommended to the Buildings and Tenement House Departments for additional fire escapes."

Recommended Weeks Ago.

These recommendations were made several weeks ago after a thorough investigation by members of the Fire Department of all office, manufacturing and loft buildings in the five boroughs. These investigations were made by the Fire Department at the request of Commissioner Waldo, although according to law this department has no control over the construction and means of escape on the many large factories in the city.

"There was not one building in the

Nearly one hundred and fifty lives were lost in a fire that swept through the three upper stories of a ten story factory loft building at the northwest corner of Washington Place and Greene street at 5 o'clock yesterday afternoon, occupied by the Triangle Waist Company and a clothing house. At midnight 142 bodies had been taken to the morgue.

Fire Chief Croker said: "This calamity is just what I have been predicting. There were no outside fire escapes on this building. I have been advocating and agitating that fire escapes be put on buildings just such as this. This large loss of life is due to this neglect."

Thirteen of the victims were men; 129 were women and girls. The cause of the fire is unknown. No one has tried to do more than guess at it.

Scenes of almost indescribable horror attended the catastrophe. Scores of girls leaped from windows eight, nine and ten stories above the street to their death. In one place so many bodies fell that the glass and iron deadlights in the pavement were broken.

A fire escape in a light shaft proved a veritable death trap. More than fifty girls were found dead at the bottom of the shaft.

Heroic elevator operators saved hundreds of lives. When one man abandoned his car one of the horrorstricken crowd in the street broke through the police lines, reached the elevator and ran the car for ten more trips, saving nearly five hundred more lives.

It was just 4:40 p. m. when the alarm of fire was first raised in the big ten story loft building. That was five minutes before closing time, and many of the girls employed in the building were putting on their hats and coats. It is not known who first discovered the fire, or what caused the outbreak, but within thirty seconds after the cry of "Fire!" had been raised the girls nearly all of them Italians, began a mad rush for the two passenger and two freight elevators.

When they found that they could not all escape by way of the elevators, the panicstricken women turned and dashed for the windows on the Washington Place side of the building. The windows were raised or broken open with frenzied blows, and the women climbed out on the narrow ledges in front of each window. That happened before any firemen had reached the scene, and although scores in the street cried to the maddest girls not to jump their warnings were not heeded.

Within three minutes, more than fifty women leaped from the ninth floor, only to have their lives crushed out in the sidewalk below. The sight of so many human beings being dashed to pieces sickened the crowd, and the shrieks of the victims and of hysterical onlookers made the scene one of indescribable horror.

At midnight 142 bodies had been taken out of the building or picked up in the street, Chief Croker, however, thought more were hidden inside.

The building, according to every official at the conflagration, was fearfully deficient as to means of exit in case of fire. While it was supposed to be fireproof and had one fire escape on a light shaft, the only way of escape that seemed to be available to the unfortunate hundreds who worked on the three upper floors, where the fire was confined, was by the elevators. For some reason the stairway was not used. It is safe to say that all those who survived the holocaust have the elevators and their operators to thank for their lives. The lone fire escape, instead of being a way to safety, proved just the reverse. In that one spot alone more than fifty women lost their lives, being caught as though in a trap.

Just after midnight Chief Croker gave a rough estimate of the damage to the building as probably between \$100,000 and \$150,000. Battalion Chief Langford made a tour of the building, but found no more bodies. He said that the water in the sub-cellar was probably ten feet deep and that there was a strong possibility that more bodies would be found when the water was drained off.

The cordon of police around the fire lines was kept busy driving the crowds back. Notwithstanding the late hour the crowd showed no sign of diminishing, and, in fact, the Broadway cars from the theatre district were crowded with persons who had heard of the disaster.

An unusual scene was the number of automobiles with well dressed women as occupants, that were in the vicinity and hung around on the outside of the crowds. There must have been three hundred of them.

Slack Season Reduced Workers.

The building, which, the police say, is owned by John C. Asch, of South Norwalk, Conn., fronts a hundred feet on Washington Place and the same on

Scores of Girls Leap to Death
in Streets Ten Stories
Below Them.

HAD NO CHANCE FOR LIFE

Unable to Reach Elevators or
Stairways, Employes Rush
to Windows.

CROKER BLAMES ESCAPES

None on Outside of Building,
Says Fire Chief, Saying That
Is Reason for Fearful Loss
of Lives in Disaster.

ELEVATORS SAVE HUNDREDS

Frightful Panic as Trapped Workers
Fight Like Furies for Places in
Cars, Almost the Only Means
of Escape, as Flames
Sweep Through the
Workrooms.

East of the factory building, and with its walls adjoining, is the New York University building, also ten stories in height. On its top floor is the New York University Law School, students of which saved many lives. When some of the Triangle company's employees, with clearer heads than their unfortunate fellow workers, gained the roof of the burning building they managed to make their way to the roof of the American Book Company's building, and thus escape in safety to the street.

No living person has so far been found who was in the cutting room of the Triangle Waist Company, on the eighth floor, to tell of the error of those first few seconds after the alarm of fire was sounded. The terror of the hundreds of helpless girls on that floor can only be imagined. It is certain that many of the unfortunate creatures were killed not by fire, but in the mad trampling of many hundreds of feet.

Some of the elevator men told tales which seem beyond belief in their gruesome details. They told of how young Italian girls, their eyes starting from their heads in terror, fought with insane strength and savagery to gain the elevators. Women threw themselves against the iron barriers surrounding the elevator shaft and screamed for help. The scenes when each elevator rose to the eighth floor again, after carrying down a previous load of human freight, were frightful.

Women would cling to the wire netting with hands and even by their teeth, determined not to give way for those behind. Their clothing was torn from their bodies, yet they would not give up their positions until forced to by sheer weight of numbers behind them. Several dead and mutilated bodies were stretched about the entrance to the elevator shafts, not killed by fire, but torn to pieces, almost, by frenzied human hands. It was a mad fight for life, and some of those who did manage to make their way to the elevators never lived to reach the first floor.

Fearful Crush in Elevators.

The four elevators had an outside capacity, probably, of fifteen or twenty persons apiece. Yet on every trip they made—and they must have made a dozen—women and young girls to the number of fifty were jammed in helpless masses in the small cars. In many cases the screaming women made flying leaps at the car entrance, landing on the heads of those already inside.

The passenger elevators were run by Joseph Zitto and Joseph Gasper. They continued to make their trips until it was impossible to run against the wall of fire which burst through the elevator shaft. Gasper continued until the cables of his car threatened to give way under the intense heat.

Zitto, after making half a dozen trips, was forced to leave his car on the first floor. His car was idle only a few minutes, however. A man

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